

Thursday, January 28, 2016

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. Hearings generally proceed in the order listed, unless changed by the Planning Commission at the meeting.

ROLL CALL:

PRESENT: Kenneth Topping; Eric Meyer; James Harrison; and Don Campbell

ABSENT: Jim Irving

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

Don Campbell: opens Public Comment.

Eric Greening: speaks.

PLANNING STAFF UPDATES

2. This is the time set for Planning Staff updates.

Ellen Carroll, staff: addresses Public Comment and updates Commissioners on their near term schedule.

Airlin Singewald: provides further updates.

Ellen Carroll, staff: addresses question about a joint Board of Supervisors and (BOS) and Planning Commission (PC) meeting.

CONSENT AGENDA:

3. September 24, 2015 Draft Planning Commission minutes

Thereafter on **Motion by:** Eric Meyer, **Second by:** Ken Topping and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James Irving, Jim	x			

Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission continues Consent Item 3 to September 24, 2016.

HEARINGS: (Advertised for 9:00 a.m.)

4. A request by ROB MARINAL for a Conditional Use Permit to allow a three-story 83-unit motel, with a total of 38,500 square feet of floor area and 12,800 square-foot of subterranean parking. The applicant is also requesting a modification to the sign ordinance. The project will result in the disturbance of approximately 1.2 acres of a 1.2 acre parcel. The proposed project is within the Commercial Retail land use category and is located on the south side of Hill Street (at 549 Hill Street), approximately 300 feet west of South Frontage Road, in the community of Nipomo. The site is in the South County (Inland) Planning Area. Also to be considered is the approval of the environmental document. And addendum to a mitigated negative declaration was issued on October 6, 2015.

County File Number: DRC2014-00131

Assessor Parcel Number: 092-579-004

Supervisory District: 4

Date Accepted: September 14, 2015

Project Manager: Brandi Cummings

Recommendation: Approval

Thereafter on **Motion by:** Eric Meyer, **Second by:** Ken Topping, and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim		x		
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission continues Item 4 to March 10, 2016.

5. A request by TINA BENNETT/VERIZON WIRELESS for a Conditional Use Permit to allow the construction and operation of an unmanned wireless communications facility consisting of twelve 6' high panel antennas and four raycaps installed at a height of 32' on a new 40' high artificial pine tree (monopine), and installation of one electrical meter, one prefabricated equipment shelter (11'-6" x 16'-10.5"), one standby diesel generator on a 6' by 12' concrete pad, and two GPS antennas in a 35' by 22' lease area with an 8' tall perimeter fence. The project is located on the south side of Manuela Way, approximately 1,400 feet east of Branch Mill Road, approximately 2.5 miles northeast of the City of Arroyo Grande, in the South County planning area (San Luis Bay Inland Sub Area South). Also to be

considered is the approval of the environmental document. A mitigated negative declaration was issued on December 4, 2015.

County File Number: DRC2014-00121
 Supervisorial District 4
 Project Manager: James Caruso

Assessor Parcel Number: 047-061-050
 Date Accepted: September 1, 2015
 Recommendation: Approval

James Caruso, Project Manager: presents staff report via a Power Point presentation.

Commissioners: question staff on proposal.

Tricia Knight, agent: explains proposal and shows maps on the overhead monitor.

Don Campbell: opens Public Comment.

Charles Moon, Duane Young, and Nick Young: speak.

James Caruso, Project Manager: addresses Public Comment.

Whitney McDonald, County Counsel: clarifies impact on view sheds as per the county's prevue in that this can be addressed in the proposal's findings.

Tricia Knight, agent: addresses Public Comment.

Commissioners: deliberate proposal.

Eric Meyer: would like a condition to add plantings as a screening alternative.

Thereafter on **Motion by:** James Harrison, **Second by:** Eric Meyer, and on the following vote:

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim				
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission adopts the Mitigated Negative Declaration (ED15-059) in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves Conditional Use Permit DRC2014-00121 based on the findings listed in Exhibit A and the conditions listed in Exhibit B; adopted.

6. A request by the LEWAN TRUST AND TEMPLETON MEDICAL PLAZA LLC for: 1) a lot line adjustment, which would adjust two parcels of 4.098 acres each to two lots of 7.06 and 1.08 acres each and 2) a conditional use permit for the construction of a senior housing development including: a 70,000-square foot assisted living building including 90 beds and a memory care facility; a 70,000-square foot independent living building including 67 studios; and ten 2,650-square foot independent living

bungalows (totaling 26,500 square feet), including 40 units. The project includes the construction of an internal access road and 203 paved parking spaces. Additional improvements include 4-foot and 5-foot wide concrete walkways throughout the development, landscaping, and reconstruction and restoration of an existing drainage feature to serve as a retention basin. The request includes a modification to the height standards (35 feet) to allow height of 44 feet (all heights are measured from average natural grade - ANG) for the independent living building. The project is within the Office and Professional land use category, and is located on the south side of Las Tablas Road, approximately 1/2 mile west of Bennett Road in the Community of Templeton, in the Salinas River Sub Area of the North County Planning Area. Also to be considered: The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 10, 2015 for this project. Mitigation measures are proposed to address aesthetics, air quality, biological resources, cultural resources, geology and soils, noise, public services, transportation and water and are included as conditions of approval.

County File Number: DRC2014-00146

Assessor Parcel Number: 040-289-014; and 015

Supervisory District: 1

Project

Manager: James Caruso

Recommendation: Approval

James Caruso, Project Manager: presents staff report via a Power Point presentation.

Russel Shappel, applicant: introduces proposal.

Lenny Grant, architect: presents design proposal.

Pat Bloady, architect: discusses access and grading plan.

Commissioners: begin questioning staff & applicant.

Rex Stewart, Project Manager for proposal: explains traffic requirements, and trip generations, and provides information about the traffic study

Don Campbell: opens Public Comment

Kay Karisioukas, John Richardson, Ann Fletcher, and Donna Sheppel, and Angela Hopkins, speak.

James Caruso, Project Manager: addresses Public Comment issues.

Commissioners: request Public Works draft a condition to address on site parking during construction.

John Belcher, representing applicant: is agreeable to the conditions being constructed regarding on site parking during construction.

Thereafter on **Motion by:** Eric Meyer, **Second by:** Ken Topping, and on the following vote:

COMMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			

Irving, Jim				
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission adopts the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. and approves the Lot Line Adjustment SUB2015-00013 and Conditionals Use Permit DRC2014-00146 based on the Findings listed in Exhibits A and C, and subject to the conditions listed in Exhibits C and D, adding new CUP condition 34 to read: "34. On-going condition of approval (valid for the life of the project), and in accordance with Title 13/1 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Templeton Area A Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits."; and new CUP conditions 45 and 46 to read: "45. On-going condition of approval (valid for the life of the project), the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase 1 and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance. Title 8, Section 8.58 et sec.; "46. On-going condition of approval (valid for the life of the project), the applicants shall provide recycling opportunities to all users at all events in accordance with Ordinance 2008-3 of the San Luis Obispo County Integrated Waste Management Authority (mandatory recycling for residential, commercial and special events". Adopted.

7. A request by MONARCH DUNES, LLC for a Conditional Use Permit to develop Phase 2A of the Woodlands Village, including 242 single-family residential units, a nine-hole golf course, a model home complex, two neighborhood parks and trails. Phase 2A is located in the southeasterly quadrant of the Woodlands Village between Mesa Road and Eucalyptus Road, approximately 2 miles west of the community of Nipomo, in the South County planning area. Also to be considered is the Environmental Determination that the proposed project be found consistent with the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and the previously certified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR).

County File Number: DRC2014-00130
 Supervisorial District: 4
 Project Manager: Jay Johnson

Assessor Parcel Number: 091-500-019
 Date Accepted: August 31, 2015
 Recommendation: Approval

Thereafter on **Motion by:** James Harrison, **Second by:** Eric Meyer, and on the following vote:

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim				
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission agrees to hold the meeting past 12:00 PM.

Commissioners: disclose their ex-parte contacts.

Jay Johnson, Project Manager: goes through all the condition changes per handout provided.

Jamie Kirk, agent: shows a Power Point presentation regarding proposal.

Brad Brechtwald, Wallace Group: discusses proposal.

Don Campbell: opens Public Comment.

Paul Stolpman, Thomas Ryan, and Kathleen Cardiel: speaks and shows pictures on the overhead.

Jay Johnson: address Public Comment.

Tim McNulty, County Counsel: comments on the Woodlands Specific Plan regarding language for "providing an open space buffer" in terms of a definition of buffer.

Jay Johnson, Project Manager: reads into the record Condition 21

Thereafter on **Motion by:** James Harrison, **Second by:** Eric Meyer, and on the following vote:

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim				
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission finds the proposed project consistent with the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and the previously cerified 2001 Woodlands Specific Plan Final Supplemental Environmental Impact Report (FSEIR) (ED15-121). Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the previously certified 1998 Woodlands Specific Plan Final Environmental Impact Report (FEIR) and previously cerified 2001 Woodland Specific Plan Final Supplemental environmental Impact Report (FSEIR) was prepared.

Thereafter on **Motion by:** Ken Topping, **Second by:** James Harrison, and on the following vote:

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission accepts all testimony and correspondence entered into the record.

Thereafter on **Motion by:** Eric Meyer, **Second by:** James Harrison, and on the following vote:

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim				
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

The Commission adjourns to February 4, 2016.

ADJOURNMENT: 4:03 PM

Respectfully submitted,
 Ramona Hedges, Secretary
 San Luis Obispo County Planning Commission

Minutes approved at the xx/xx/xx Planning Commission meeting.